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## 2 Kingsmead

Stretton, Burton-On-Trent, DE13 0FQ

**£399,950**



UNIQUE OPPORTUNITY TO ACQUIRE THIS CANAL SIDE PROPERTY. Well maintained Detached family home situated in a quiet corner of a cul de sac benefiting from gas central heating, uPVC double glazed the accommodation comprises of Hallway, Lounge, Dining Room, Study, Kitchen, Utility, downstairs Wc, Two good sized Double Bedrooms, 2 single Bedrooms, Family Bathroom & En-Suite. Detached double garage, driveway for parking, mature gardens to front, side and rear. Easy access to A38 & A50 for the commuter. EPC C. COUNCIL TAX E. NO UPWARD CHAIN. Viewing is essential to fully appreciate this property.



### Entrance Hall 13'3" max x 5'10" max (4.06m max x 1.79m max)

Accessed via front door with feature glazed panel, opaque uPVC double glazed window to the front, with doors leading off to Lounge, Kitchen, Study and WC and stairs leading to first floor. Central heating radiator, ceiling light points and power points.

### Lounge 17'0" into bay x 11'6" (5.19m into bay x 3.52m)

This dual aspect lounge with uPVC double glazed bay window overlooking front aspect, feature mantel piece, TV and phone points, power points, ceiling light point and 2x central heating radiator with TRV. Feature glazed french doors leading to dining room.

### Dining Room 12'2" x 11'6" (3.73m x 3.52m)

With 2x uPVC double glazed windows overlooking side aspects, patio doors leading to the garden, central heating radiator, power points, ceiling light point and door leading to the kitchen.

### Study 8'3" x 7'7" (2.54m x 2.33m)

With uPVC double glazed window to front, central heating radiator, ceiling light point, power points and phone point.

### Kitchen 14'0" x 10'0" (4.29m x 3.07m)

This well appointed kitchen features a good range of beech shaker style wall and base units with roll edge marble effect work tops. 1.5 bowl composite sink with drainer, white mixer tap over, part tiled splash. Built-in Artisan double electric oven, gas Artisan counter top hob with integrated extraction fan over, integrated undercounter fridge and integrated dishwasher. 2x uPVC double glazed windows overlooking rear garden. Central heating radiator with TRV, spotlights on a bar ceiling light, power points, door leading to under stairs storage cupboard with ceiling light point.

### Utility Room 8'3" x 5'2" (2.54m x 1.6m)

Featuring beech shaker style base units, stainless steel sink with chrome mixer tap over, tiled splash, plumbing point for washing machine, space for appliances, ceiling light point, central heating radiator, part glazed door leading to side aspect and uPVC double glazed window.

### Wc 7'7" x 2'9" (2.32m x 0.85)

Low level flush, hand basin with tiled splash, central heating radiator, opaque uPVC double glazed window to side aspect, ceiling light point.

### Landing

Providing access to the four bedrooms, family bathroom, airing cupboard (housing for the water tank and useful shelving) and loft hatch.

### Bedroom One 14'0" max x 11'10" min (4.28m max x 3.61m min)

This spacious master bedroom has a uPVC double glazed window to the front elevation, full height fitted wardrobes providing useful storage, central heating radiator with TRV, centre light point, electric power points and TV aerial point.

### En-Suite 7'7" max x 5'2" (2.32m max x 1.60m)

The master en-suite has a cream wash hand basin and WC with mains shower cubical. Opaque double glazed uPVC window to the side elevation, partially tiled walls, central heating radiator with TRV, extractor fan and ceiling light point.

### Bedroom Two 13'9" x 11'10" max (4.2m x 3.63m max)

With uPVC double glazed window to the front elevation, electric power points, central heating radiator with TRV and ceiling light point.

### Bedroom Three 10'6" max x 9'9" (3.21m max x 2.98m)

With uPVC double glazed window to the rear elevation, electric power points, central heating radiator with TRV and ceiling light point.

### Bedroom Four 9'3" x 6'7" (2.83m x 2.01m)

With uPVC double glazed window to the rear elevation, electric power points, central heating radiator with TRV and ceiling light point.

### Bathroom 10'1" x 5'11" min (3.09m x 1.81m min)

The large family bathroom comprises of a white three piece suite, with mains shower off bath taps. Partially tiled walls, opaque double glazed uPVC window to the rear elevation, central heating radiator with TRV, ceiling light point and extractor fan.

### Externally

#### To the Front

The property is at the end of a shared driveway providing parking for vehicles leads to a double garage also with side access. The front of the property overlooks the Trent and Mersey Canal.

#### To the Side

Fully enclosed slabbed patio area to the side of the property, accessed by a wooden side gate, providing access to the side of the garage, a pergola proving privacy and shade, a pond area behind the garage, fenced bin tidy and outside tap.

#### To the Rear

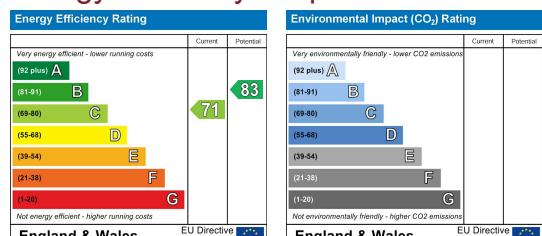
The rear garden is, again, fully enclosed and partially laid to lawn with slabbed patio areas. Beautiful mature shrubs and trees fill the borders. Access via a gate to the covered lean to providing storage for garden tools and equipment.



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

33 Main Street, Stretton, Burton on Trent, DE13 0EA

T: 01283 534818 | E: [info@sj4homes.com](mailto:info@sj4homes.com) | [www.sj4homes.com](http://www.sj4homes.com)